

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, APRIL 11, 2017 AT 5:30 P.M.

Present: Brad Shuya, President; Ross O'Connell, Vice President; Sheila Colwill; Kelsey Dupuis; Ken Johnson; Robert Townsend (5:40 pm); and Councillor Sanders

Regrets: Art Joyce, Treasurer; Alvin Lau; and Andrew Rushforth

Staff: Rebecca Newlove, Manager of Sustainability; Jane Evans, Planner; and Shirley Leggett, Secretary

Minutes: Moved by S. Colwill and Seconded by R. O'Connell: "That the Minutes of the March 14, 2017 Regular Meeting be adopted as circulated."

CARRIED

ENERGY AUDITS ON SAANICH HERITAGE STRUCTURES

The new Manager of Sustainability was present to introduce herself to Foundation members and to provide some updated information on the energy efficiency of heritage homes. The following is a brief summary:

- Detached homes produce four times more greenhouse gas (GHG) than multi-family and commercial developments combined.
- Homes built prior to 1984 are significantly less energy efficient than those built after.
- In 2010 eight Saanich heritage homes were assessed for energy efficiency, including Stranton Lodge and Dodd House, using thermal imaging and a Blower Door and energy modelling software, which identified heat loss through conduction and air leakages.
- The EnerGuide Rating for Stranton Lodge measured 71 (with 80 to 100 being the most efficient).
- Thermal imaging showed air leakage deficiencies with cold air leaking into the house from underneath the kitchen cabinets and door, an uninsulated attic hatch, and warm air leaking out along the window casings.
- The report recommended air sealing, and adding additional insulation to the attic and walls; there was a potential rating improvement of 6.2 points if the recommendations were carried out.
- The EnerGuide Rating for Dodd House measured 69 (with 80 to 100 being the most efficient).
- Deficiencies were found in increased heat loss through the concrete foundation wall and deficiencies in insulation in parts of the exterior walls and crawlspace.
- Recommendations were made for air sealing in wall and ceiling panel trim, holes in the ceiling, gaps in fireplace wall, outlets and light fixtures, back door and bathroom plumbing stack and fan, and to supplement the insulation in the crawlspace, attic and kitchen ceiling. There was a potential rating improvement of 4.8 points if the recommendations were carried out.
- There may be opportunities for grants/funding support through BC Hydro and Fortis and Municipal Partner Offer (MPO). The MPO is available until July 2017. CityGreen Solutions is in charge of the rebate program.

A roundtable discussion ensued and the following was noted:

- We need to go through the Energy Audit Reports from 2010 and see what deficiencies have already been addressed, if any. Also check to see how much it would cost to do the upgrades and if they could be done all at once or over a period of time.
- There is money in the GIC's that can be used to cover the cost of the improvements. We

can also ask Council for more grant funding to do the upgrades seeing as they are Saanich owned properties. There are also rebate possibilities.

1525 OAK CREST DRIVE – 2016 GRANT TO REPLACE ROOF, GUTTERS AND DOWNSPOUTS

R. Townsend, Foundation liaison for 1525 Oak Crest Drive, advised that he had visited the property and taken some photos, and that work on replacing the roof as part of the owners' 2016 grant application is ongoing and should be completed soon.

2254 ARBUTUS ROAD – (JUPP ESTATE – REGISTERED) – PROPOSED REZONING, DEVELOPMENT VARIANCE PERMIT AND SUBDIVISION

Memorandum from the Subdivision Coordinator dated March 27, 2017 advising that the Planning Department received a subdivision plan to rezone and subdivide 2254 Arbutus Road in order to create two additional lots. The existing heritage home is to be retained on one of the lots and the accessory structures are to be removed. The applicant has not provided conceptual house plans for the new dwellings.

The Secretary advised that she had received an email from the applicant, Kors Development Services Inc., inquiring about the agenda schedule for the Foundation and requesting to be added to their May agenda.

A roundtable discussion ensued and the following was noted:

- Three existing buildings on the property are on the Saanich Heritage Register and are considered to have significant heritage value to the community. It would be best to retain these three structures that are identified in the Register.
- It should be recommended that the applicant protect the three heritage buildings through a Heritage Designation Bylaw.
- It should also be recommended that the applicant provide design concepts or guidelines for the new homes that are sensitive to the character and design of the heritage structures on the property.
- Consideration should also be given to re-locating the heritage buildings forward to the front of the lot so that they are visible from the street.

R. Townsend left the meeting at 6:30 pm.

SWAN LAKE AND BRETT ROAD TRESTLES – (DESIGNATED – CONSTRUCTED BETWEEN 1915 TO 1917) - PROPOSED IMPROVEMENTS AND REPAIRS BY THE CRD

The Planner stated:

- She was contacted by the CRD who are planning to do some improvements and repairs to the Swan Lake and Brett Road Trestles.
- The trestles are railway bridges and span a flood plain and a creek that joins Blenkinsop and Swan Lake.
- They are constructed of wooden pilings, concrete pillars and heavy timbers; back in the 1990's the Swan Lake Trestle underwent major repairs to make it suitable for cycling and walking.
- The pilings are starting to deteriorate and they are looking at options such as preserving or

replacing.

- They are currently in the consultation process and doing some engineering costing for the proposed work.

Committee discussion noted:

- Taking a preservation approach rather than a replacement approach would be the best option from a heritage perspective.
- It may be possible to extend the life of the wooden pilings by pumping concrete around the base of them.
- Once the CRD have completed their consultation process the Foundation should be updated.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- He spoke with the Lands Department to see if the Municipality would be eligible for any kind of rebates through Fortis BC with respect to connecting to the natural gas line for both Dodd House and Stranton Lodge.
- He was told that there wasn't any rebates and that the Foundation should consider asking Council for grant funding seeing as they are Saanich owned properties.
- He has not contacted the irrigation company to have them come out and see if they can locate the leak(s) associated with the irrigation system.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She's going to be meeting with the tenants to go over the yard/garden maintenance that will be expected of them.
- Trevor from Arbor Renovations will be doing a gentle power wash on the exterior of the house and fence to see if there is any failing paint and if so, they will do some touch ups.
- She will ask Trevor to go by and assess Stranton Lodge as well; he cleans the gutters at both Dodd House and Stranton Lodge twice a year.

TREASURER'S REPORT – UPDATE

The Treasurer was not present at the meeting to provide an update.

1955 SALTAIR CRESCENT – BUILDING PERMIT - PROPOSED RESTORATION WORK

The Planner stated:

- On March 27, 2017 the owner of 1955 Saltair Crescent applied for a building permit to construct a new and extended deck on his dwelling.
- The proposal also includes swapping the location of the back door and a window on the main floor.
- The owner/applicant states that the existing door at the rear on the main floor is not an exterior door, but an interior door and therefore will be removed and a new door will be installed in the location of the existing/original main floor rear window; the original window will be restored and installed in the approximate location of the existing door.
- Although the proposal indicates "new custom doors" at the rear in the lower/basement area, the owner told her that he will be restoring the doors instead.

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- The definition of “alter” under The Heritage Conservation section in the *Local Government Act* means to change in any manner and, without limiting this includes (a) the making of an improvement, as defined in the *Builders Lien Act*, and (b) any action that detracts from the heritage value or heritage character of heritage property.
 - With regards to (b) in the definition, it is her opinion that the proposal for 1955 Saltair Crescent does not “detract from the heritage value.”
 - She would like Foundation members to comment on the proposed alterations to the rear of the dwelling and also provide comments on the necessity for an application for a Heritage Alteration Permit (HAP).

Committee discussion noted:

- The proposed alterations to 1955 Saltair Crescent are significant and should require a HAP which will then be documented as part of the history of the original dwelling.
- Moving windows and doors is not a “minor” alteration.
- If the window and door is not restored, then they should be replicated to match the originals; any new siding should also be replicated to match the original cladding.
- The proposed alterations do not qualify for restoration grant funding so it’s not necessary for the owner to submit a grant application for 2018 funding.

523 DAVIDA AVENUE (REGISTERED) – PROPOSED ADDITION OF A DECK TO THE REAR OF THE DWELLING

The Planner stated:

- The owners of 523 Davida Avenue (Registered) have applied for a Building Permit to construct a new deck to the rear of their dwelling.

Foundation members did not have any comments on the proposal.

HALLMARK HERITAGE SOCIETY – ANNUAL AWARDS NIGHT – MAY 2, 2017

The Secretary advised that the Municipal Hall had not received its heritage plaque for designation of interior and landscape features at the 2016 Awards Ceremony so it could be presented this year.

It was noted that Councillor Sanders, Brad Shuya, Ken Johnson and the Planner would like to attend the Awards Night. Ken Johnson offered to present the award to Councillor Sanders on behalf of Council.

HERITAGE BC CONFERENCE – MAY 4 TO 6, 2017 IN VICTORIA

Heritage BC Conference being held in Victoria May 4 to 6, 2017. The Foundation’s Operating Account includes \$1,000 per year for continuing education/conferences for Foundation members.

Councillor Sanders, Brad Shuya and Ken Johnson would like to attend. The Planner would also like to attend so the Foundation will pay for her attendance. Attendees will take care of their registration and then be reimbursed through the Foundation’s Operating Account.

SAANICH HERITAGE REGISTER UPDATE – CANADA 150

Councillor Sanders handed out Saanich brochures for Canada 150 and stated that celebration plans are going well; the Canada 150 banners are up. She also advised that the grant application that was submitted on behalf of the Heritage Foundation to update the Saanich Heritage Register through the Canada 150 Fund was not approved.

ADJOURNMENT

The meeting adjourned at 7:45 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, May 9, 2017 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON